042.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,300 / 1,054,300
					USE VALUE:	1,054,300 / 1,054,300
					ASSESSED:	1,054,300 / 1,054,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109	-111	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU FUSHUANG
Owner 2:	ZHANG FAN
Owner 3:	
Street 1:	73 TROWBRIDGE ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	BOSCO KARI L -
Owner 2:	-
Street 1:	33 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1850, having primarily Aluminum Exterior and 4010 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6686.000	557,800		496,500	1,054,300
Total Card	0.153	557,800		496,500	1,054,300
Total Parcel	0.153	557,800		496,500	1,054,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.92 /Parcel: 262.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	557,800	0	6,686.	496,500	1,054,300		Year end	12/23/2021
2021	111	FV	557,800	0	6,686.	496,500	1,054,300		Year End Roll	12/10/2020
2020	111	FV	528,300	0	6,686.	496,500	1,024,800	1,024,800	Year End Roll	12/18/2019
2019	111	FV	467,900	0	6,686.	527,500	995,400	995,400	Year End Roll	1/3/2019
2018	111	FV	467,900	0	6,686.	384,800	852,700	852,700	Year End Roll	12/20/2017
2017	111	FV	438,800	0	6,686.	335,100	773,900	773,900	Year End Roll	1/3/2017
2016	111	FV	438,800	0	6,686.	285,500	724,300	724,300	Year End	1/4/2016
2015	111	FV	395,200	0	6,686.	279,300	674,500	674,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3520

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSCO KARI L,	76646-288	1	1/8/2021		1,100,000	No	No		
BOSCO STEPHEN J	66640-97		1/7/2016	Estate/Div		No	No		
LEVY GASTON/ETA	24828-372		8/31/1994		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1473	Re-Roof	9,820					
5/25/1994	228	Manual	950					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/1/2009	Measured	201	PATRIOT
3/23/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6686		Sq. Ft.	Site		0	80.	0.93	1									496,465						496,500	

Total AC/HA: 0.15349 | Total SF/SM: 6686 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc ARLINGTON | Total: 496,465 | Spl Credit | Total: 496,500

PRINT

Date	Time
12/29/21	23:12:05

LAST REV

Date	Time
03/24/21	08:36:05

mmcmakin

User Acct 28909
GIS Ref
GIS Ref
Insp Date 11/29/18
!3520!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	28909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.93532604
Const Adj.:	1.01959801
Adj $ / SQ:	133.512
Other Features:	200500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	808466
Depreciation:	250624
Depreciated Total:	557841

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

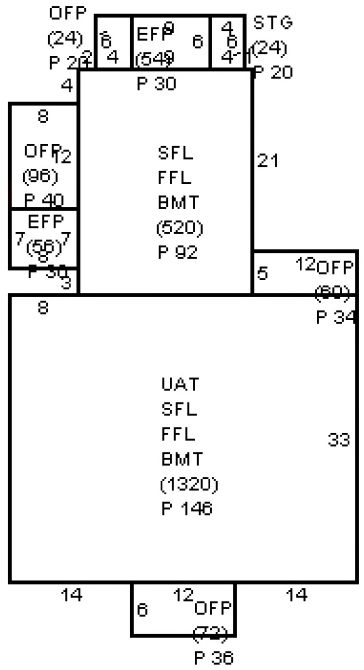
No Unit	RMS	BRS	FL
2	4	2	
1	3	1	
1	5	3	
Totals			
4	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.51
Special Features:	0	Val/Su Net:	89.45
Final Total:	557800	Val/Su SzAd	151.58

SKETCH



11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,840	40.050	73,699
FFL	First Floor	1,840	133.510	245,662
SFL	Second Floor	1,840	133.510	245,662
UAT	Upper Attic	330	93.460	30,841
OFP	Open Porch	252	23.500	5,922
EFP	Enclos Porch	110	52.990	5,829
STG	Storage	24	14.610	351
	Net Sketched Area:	6,236	Total:	607,966
Size Ad	3680	Gross Area	7226	FinArea 4010

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

042.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X12	A	AV	2010	0.00	T	7.2	111						

More:	N	Total Yard Items:		Total Special Featues:		Total:	